DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00824/FPH	Single storey side extension.	15 Woodhurst Letchworth Garden City Hertfordshire SG6 4LX

Submitted Plan Nos

Location Plan; Tree Plan; Existing; Proposed

1.0 Policies

LP28	House Extensions

SECT7 Requiring Good Design

XD2 Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Neighbours** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is a 1930's end of terrace property in a prominent position off of Midhurst and Woodhurst on the Grange Estate..

4.2 **Proposal**

4.2.1 The application proposes a single storey mono pitched roof extension some 4m deep on what is the elevation facing onto Midhurst. The scheme would involve removing some hedge on the boundary with 2 Midhurst the attached property. The new extension would be 4m deep and set in off the boundary wit No 2.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the street scene and the reasonable living conditions of the neighbour at No 2 . The proposal would present a flank wall with no window to the Midhurst street elevation and arguably this would be detrimental to the street scene. However, in my view the main elevation of the property addresses the Woodhurst frontage and this being the case I am not minded to raise any objection in this regard. The proposal is deep at 4m but it is set in off of the boundary and single storey. Moreover being rendered and painted white to match the property will undoubtedly increase light to No 2 compared with the existing conifer hedge.

4.4 **Conclusion**

4.4.1 That permission be granted subject to conditions..

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension hereby approvaed shall be painted white to match existing property.

   Reason: To safeguard the reasonable living condtions of the neighbour and character of the street scene.

Proactive Statement:
Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 May 2018	